

Property Description

SOUGHT AFTER CUL-DE-SAC LOCATION -This immaculately presented three bedroom semi detached house situated at the top of this sought after cul-de-sac location enjoying views over 'Home Wood'. Being conveniently situated for amenities including excellent local schools in the vicinity with public transport on hand and New Hall nature reserve close by. The accommodation briefly comprises:- Enclosed porch, attractive lounge, modern comprehensively fitted kitchen/diner, landing, three good sized bedrooms and a well appointed family bathroom. Outside to the front the property is set back behind a fore garden and driveway providing off road parking and access to the garage. To the rear is a well maintained enclosed rear garden. Internal viewing of this superb property is highly recommended.

Outside to the front the property occupies a pleasant position on this popular cul de sac set back behind a double width driveway providing ample off road parking with access to garage, gated access to rear, outside light, the property enjoys open aspect views to the front over grassland. Outdoor 240v double socket which is used to run a 3 pin charger to the car.

ENCLOSED PORCH Being approached by a leaded double glazed entrance door with matching side screens and laminate flooring with door leading through to lounge.

LOUNGE 14' 11" x 10' 07" (4.55m x 3.23m) Focal point to lounge is a feature stone fire place with surround and hearth, fitted with living flame gas fire, radiator, laminate flooring, double glazed leaded bow window to front with open aspect views, stair case leading off to first floor accommodation and glazed door leading through to kitchen/diner.

OPEN PLAN KITCHEN/DINER 18' 07" x 8' 08" (5.66m x 2.64m) Having been refitted with a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted halogen hob with extractor hood above, built in cooker beneath, integrated dish washer, integral fridge/freezer, cupboard housing gas central heating boiler, fitted breakfast bar, leaded double glazed window to rear, space for dining table and chairs, radiator and double glazed French doors giving access out to rear garden.

LANDING Approached by a turning stair case passing opaque leaded double glazed window to side with access to loft, useful built in linen storage cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 10" x 9' 11" (4.22m x 3.02m) Having leaded double glazed window to front with open aspect view, radiator.

BEDROOM TWO 10' 02" x 9' 11" (3.1m x 3.02m) Double glazed window, radiator and built in wardrobe.

BEDROOM THREE 8' 09" x 8' 06" (2.67m x 2.59m) Having leaded double glazed window to front, radiator.

FAMILY BATHROOM Having a white suite, comprising pedestal wash hand basin with chrome mixer tap, panelled bath with mixer tap with mains fed shower over, fitted shower screen, complementary tiling to walls, low flush WC, chrome ladder heated towel rail, leaded opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a pleasant South facing garden with full width paved patio, neat lawn with shrubs and trees, fencing to perimeter and pathway with gated access to front.

GARAGE 12' 11" x 7' 06" (3.94m x 2.29m) Up and over door to front, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice likely availability for Three & O2 limited availability for EE & Vodafone and data likely availability for Three limited availability for EE, O2 & Vodafone. Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps. Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8 Mbps. Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media & Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991